

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	9444	Agenda Number	82.
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Meeting Date:	9/22/2011	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance amending Chapter 25-12, Article 1 of the City Code (Building Code) to amend the local amendments to the Building Code.

Amount and Source of Funding

Fiscal Note

There is no anticipated fiscal impact. A fiscal note is not required.

<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	June 24, 2010: Council adopted the 2009 International Building Code with local amendments.
<b>For More Information:</b>	Dan McNabb, 974-2752; Jose Roig, 974-9754, Leon Barba 974-7254;
<b>Boards and Commission Action:</b>	Recommended by the Building and Fire Code Board of Appeals.
<b>MBE / WBE:</b>	
<b>Related Items:</b>	

Additional Backup Information

The International Building Code provides a national standard for building construction for commercial structures. The proposed ordinance amends the currently adopted local amendments to provide a technical code path for homeowners to convert a structure to a bed and breakfast for properties existing prior to January 1, 2006. This code amendment is not applicable to vacation rental property.

- Highlights of the local amendments include:
- Who can perform inspections under this code and certification requirements for building inspectors hired by the City of Austin.
  - Creates a definition for bed and breakfast.
  - Creates an exception in Section 310.1 regarding the requirement for installation of automatic sprinkler systems, specifically for bed and breakfast occupancies on structures built prior to January 1, 2006 when no other construction is done and when it complies with all the other requirements. This will allow more flexibility for bed and breakfast occupancies as long as the owner resides in the property and also provides the required automatic smoke detection system in compliance with this section.

These changes in the local amendments have a positive economic impact and no impact on housing affordability.